

Town of North Hempstead



Chairman
David L. Mammina, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.
Secretary
Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #20066 - Tharakaram Ravishankar, variance 70-100.2.A(2) to maintain fencing beyond the front building line; SE/cor./of 31 Green Dr. and Reed Dr., Roslyn, Sec. 9, Blk. 653, Lot 103, R-A District.

WHEREAS, an application (15-106880) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 16, 2015**, the appeal in the above entitled matter was decided as follows:

IT IS HEREBY DETERMINED, that the existing four foot high wood stockade fence in the front yard predated the enactment of the restrictions in section 70-100.2A(2) of the Code, and thus does not require a variance to be maintained.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Nay: None.
Absent: None.



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NOTICE OF DECISION

APPEAL #20068.A - Fifth Avenue of LI Realty Associates/Tesla Motors, conditional use 70-126.D to convert a retail space to an auto showroom with parking/storage and sale of automobiles; SW/cor./of 2122 Northern Blvd., and Searingtown Road, Manhasset, Sec. 3, Blk. 183, Lot 12, B-A District.

WHEREAS, an application (15-106877) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 16, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by Craig Westergard, R.A., dated August 3, 2015 and revised through September 15, 2015, **SUBJECT TO THE CONDITION:** that no test driving of automobiles shall be conducted in the residential areas adjacent to the property, including the Strathmore Village and South Strathmore developments.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Levine
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Nay: None.
Absent: None.



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NOTICE OF DECISION

APPEAL #20068.B - Fifth Avenue of LI Realty Associates/Tesla Motors, conditional use 70-126.D to convert a retail space to an auto showroom with parking/storage and sale of automobiles; SW/cor./of 2122 Northern Blvd., and Searingtown Road, Manhasset, Sec. 3, Blk. 183, Lot 12, B-A District.

WHEREAS, an application (15-106988) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 16, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by Craig Westergard, R.A., dated August 14, 2015, **SUBJECT TO THE CONDITION:** that no test driving of automobiles shall be conducted in the residential areas adjacent to the property, including the Strathmore Village and South Strathmore developments.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Levine
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Nay: None.
Absent: None.


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NOTICE OF DECISION

APPEAL #19567.A - CARWA Corp. and WACAR Corp., renewal of variances 70-103.A, 70-103.F and 70-146.A, to construct a one-story building within a required rear yard setback with insufficient off-street parking and loading areas; NW/cor. 606 Port Washington Blvd. and Beechwood Ave., Port Washington, Sec. 5, Blk. 94, Lot 567, B-B District.

WHEREAS, an application (13-105852) was filed with the Board of Zoning Appeals and a public hearing was held following due notice, and on October 9, 2013, the Board rendered a decision granting the relief sought in appeal no. 19567; and

WHEREAS, more than one year has elapsed from that grant and the applicants have not commenced substantial construction; and

WHEREAS, the applicants have made a written application to the Board to have the underlying grant from appeal no. 19567 renewed and a public hearing was held following due notice; therefore, at a meeting of the Board held on **SEPTEMBER 16, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, renewing the decision in appeal no. 19567 as of the date of this decision.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Member Francis
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Nay: None.
Absent: None.



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NOTICE OF DECISION

APPEAL #20052 - Great Neck Holdings, LLC, variance 70-103.A to maintain the conversion of office space to medical office space with insufficient off-street parking; S/side 370 Northern Blvd., 14' E/of Merrivale Rd., Great Neck, Sec. 2, Blk. 85, Lot 29, B-A District.

WHEREAS, an application (15-105053) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 16, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by John R. Sorrenti, R.A., dated June 4, 2015 and revised through June 9, 2015 and a survey prepared by Martin Alexander Read, L.L.S., dated March 16, 2015.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Nay: None.
Absent: None.



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NOTICE OF DECISION

APPEAL #20045 – Robert Sedaghatpour, variances 70-26.A, 70-29.B & 70-31.A to construct additions exceeding permitted height & floor area, & with insufficient minimum and aggregate side yards; S/side #37 Shore Park Rd., 390' E/of Shorecliff Pl., Great Neck, Sec. 2, Blk. 365, Lot 5, R-A District.

WHEREAS, an application (15-105485) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 16, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by Arnold Seth Montag, R.A., dated April 8, 2015 and revised through August 25, 2015.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Levine
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy
Absent: Chairman Mammina



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NOTICE OF DECISION

APPEAL #20010 - 102 Haven LLC., variances 70-103.A & 70-103.F(1) to maintain a conversion from living space to office space with insufficient off-street parking and loading zones; E/side #102 Haven Ave., 765.45' S/of Willowdale Ave., Port Washington, Sec. 5, Blk. 95, Lots 444, B-B District.

WHEREAS, an application (15-101723) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 16, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe Seconded by: Member Francis
Aye: Member Francis, Member Aloe, Vice Chairman McCarthy
Nay: Chairman Mammina
Absent: Member Levine



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AMENDED NOTICE OF DECISION

APPEAL #20044 - Ari Herman, variance 70-29.C to construct a second-story addition exceeding the permitted floor area, W/side 2 Saddle Rock Terr., 86.62' N/of Old Mill Rd., Great Neck, Sec. 1, Blk. 131, Lot 3, R-A District.

WHEREAS, an application (15-105620) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by William T Medlow, R.A., dated January 7, 2015, **SUBJECT TO THE FOLLOWING CONDITION:**

the gross floor area does not exceed 4,121 square feet.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Francis
Aye: Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Levine



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